

Memorandum



Date: July 24, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Surges
County Manager

Agenda Item No. 5(J)

Subject: SILVER PALM SOUTHWEST

RECOMMENDATION

The following plat meets concurrency and is hereby submitted for consideration by the Board of County Commissioners for approval. The Miami-Dade County Plat Committee recommends approval and recording of the plat listed below. This plat is bounded on the north by SW 240 Street, on the east by SW 117 Avenue, on the south by approximately SW 243 Street, and on the west by SW 118 Place.

SCOPE

This plat is located within the boundaries of Commission District 8.

FISCAL IMPACT/FUNDING SOURCE

Not Applicable

TRACK RECORD/MONITOR

Not Applicable

BACKGROUND

SILVER PALM SOUTHWEST (T-22643)

- Located in Section 24, Township 56 South, Range 39 East
- Commission District: 8
- Zoning: RU-1M(A)
- Proposed Usage: Single family residences
- Number of parcels: 110

PLAT RESTRICTIONS

- That SW 240th and SW 241st Streets, SW 240th, SW 241st and SW 242nd Terraces, SW 117th and SW 118th Avenues, SW 118th Place and SW 117th Path as shown on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.

- That the use of septic tanks will not be permitted on any lot or tract within this subdivision, unless approved for temporary use, in accordance with County and State regulations.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- Tracts "A", "B", "C" and "D", as shown on the plat, are reserved as Common Areas Landscape, Drainage and Utility Easements, to be owned and maintained by a Miami-Dade County approved Homeowner's Association, its successors and/or assigns.
- That the utility easements, shown by dashed lines on the plat, are hereby reserved for the installation and maintenance of public utilities and drainage facilities.

DEVELOPER'S OBLIGATION

- Paving, sidewalks, drainage, striping and monumentation. Bonded under bond number 7722 for the amount of \$256,732.00

Should you need additional information, please contact Mr. Raul Pino, PLS, Chief, Land Development Division, Public Works Department, at (305) 375-2112.


Assistant County Manager

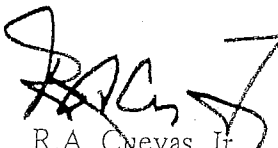


MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: July 24, 2007

FROM: 
R.A. Cuevas, Jr.
Acting County Attorney

SUBJECT: Agenda Item No. 5(J)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☒ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor

Agenda Item No. 5(J)

Veto _____

07-24-07

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF SILVER PALM
SOUTHWEST, LOCATED IN THE SOUTHEAST 1/4 OF
SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST (SW
240 STREET AND SW 117 AVENUE)

WHEREAS, Madeira Investors, LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as SILVER PALM SOUTHWEST, the same being a subdivision of a portion of land lying and being in the Southeast 1/4 of Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

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The foregoing resolution was offered by Commissioner ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of July, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

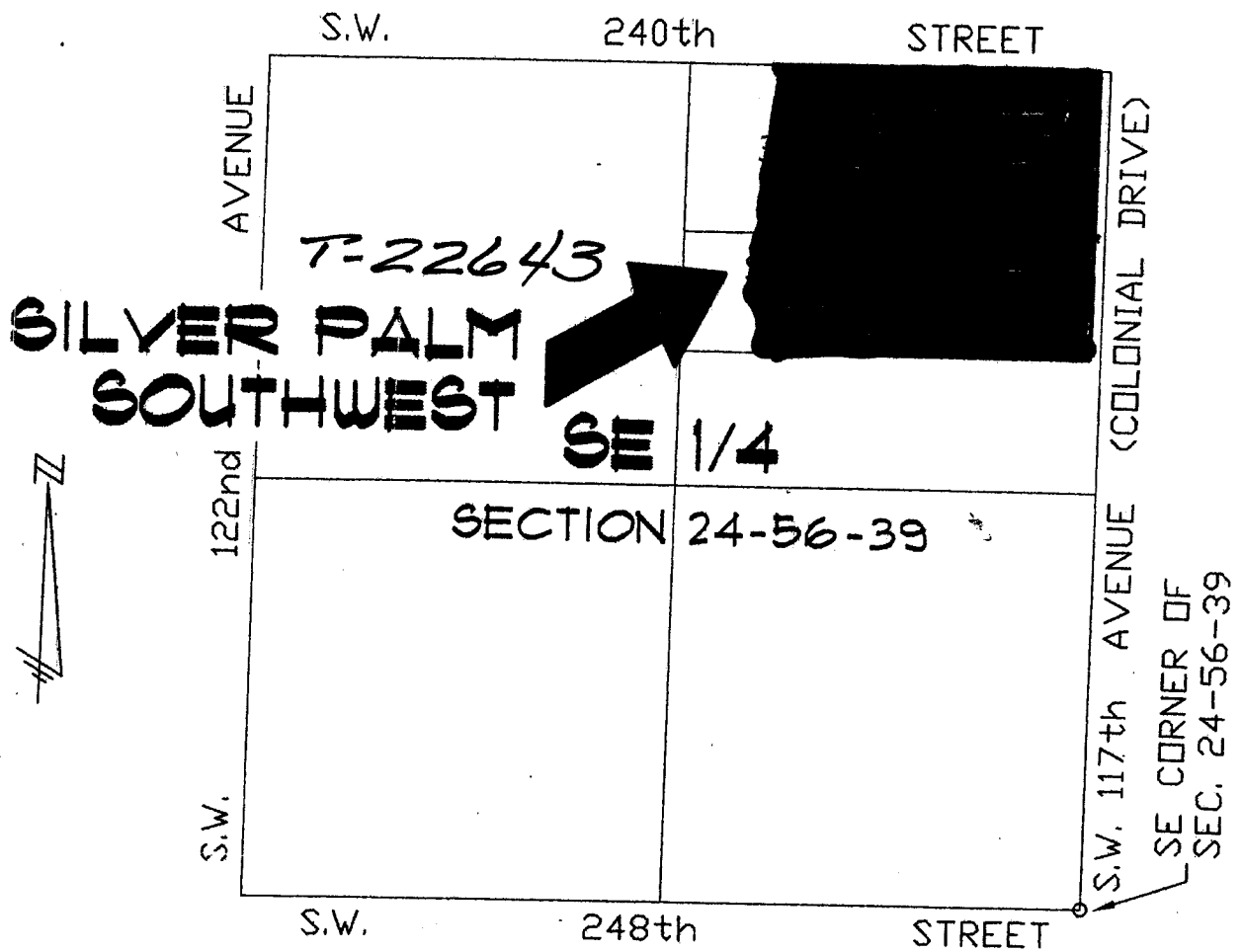
HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.

Jorge Martinez-Esteve

By: _____
Deputy Clerk

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LOCATION MAP

SCALE: 1" = 600'

